

Tuscan Cliffs Plans 1-3 Features List











INSIDE STORY/ELEGANT INTERIORS

Private guard gated community
Two story luxury residences
Dedicated bathrooms at all bedrooms (all plans)
Functional butler pantry adjacent to formal dining room (all plans)
Dramatic dry bar at great room (all plans)
Pre-wired for security system
Ceiling fan pre-wires at great room and all bedrooms (per plan)
Spacious walk-in closets at master bedrooms
8' interior doors and sliding glass doors
Elegant door casings and 5" baseboards throughout
Satin nickel interior hardware
Upper laundry cabinets
Base cabinet with drop in sink at laundry with granite countertop
Dramatic high ceilings throughout with coffers in select areas
Two tone interior paint in choice of colors
Upgraded 18"x18" tile at foyer, kitchen, baths, and laundry
Fireplace at great room
Six year limited warranty plus William Lyon Homes exclusive 3 year
"Fit and Finish" warranty
Taexx Built-in Pest Control System

EXTERIOR VARIETY

Covered rear loggias (all plans)
Architecturally designed exteriors with stone accents (per elevation)
Durable concrete Eagle® tile roofs
Post tension slabs
Photo cell controlled coach lights
Garage door opener on all overhead doors
Fully insulated 8' steel garage doors
Keyless entry pad at standard 2 car garage
Fully dry-walled, textured and painted garages
Exterior stucco system with dash finish and sand accents
Front yard landscaping with automatic irrigation
Side access door at standard 2 car garage
Pavers at loggia, driveways and walkways
Private rear yards with pedestrian gate

WATER AND ENERGY SAVERS

-  Ultra low-flow Kohler® commodes and water saver shower heads
-  Radiant barrier roof sheathing in attic
-  Architecturally harmonizing, Low E® Vinyl windows and patio doors
-  Gas forced air heating
-  14 SEER energy efficient air conditioning system, ground mounted
-  400 amp electrical service
-  Digital programmable thermostats
-  Soft water loop
-  BBQ stub out (1)
-  R-38 blown-in attic insulation

KITCHENS

Maple raised panel cabinets with concealed hinges and designer hardware with 42" uppers, in a choice of colors with 3" crown
Kohler® Stainless steel undermount sink at kitchen
Designer pull-out faucet sprayer
Over-sized island with generous seating area
Bosch® stainless steel appliances including a 36" cooktop, oven/micro combo and dishwasher
Granite countertops with choice of four designer edges and 6" backsplash
Pre-plumbed for automatic ice maker

BATHS

Elongated Kohler® commodes in all baths
Kohler® china sinks at master and secondary baths
Adult height vanities
Granite vanities at all baths
Granite surrounds at master bath
Porcelain tile surrounds at secondary baths
Sit down vanities at all master baths
Separate shower stall at master bath
Large luxury Kohler® tubs at master baths with granite surrounds deck
Private water closet compartment in master baths
Designer faucets

CUSTOMIZING OPPORTUNITIES

Floor plan variations including bedrooms in lieu of bonus room, loft and oversized master shower
Additional living spaces including multi-gen suite with sitting room and kitchenette (per plan)
Additional garage bays up to 5 car spaces
Additional covered decks and loggias
Customized cabinets for individual tastes
Customized Bosch® appliances
Fireplaces at master and other locations (per plan)
Bar sink at great room bar
Smooth interior wall finish
Spa jets at master tub
Custom plumbing fixtures including freestanding tubs
Tankless water heater
Countertop upgrades including designer tile, quartz and marble
Upgraded entry door variations
Upgraded electronic and tech packages
Entry court yard walls with gate
Upgraded Artistic® pavers
Flooring in extensive color and style selections
Customized light fixtures
Multi-slide doors, sliding glass doors ilo select windows (per plan)
Variety of stair and stair rail treatments

